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Holden Crescent | Walsall | WS3 1QQ

Asking Price £170,000

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Summary

****THREE BEDROOM TERRACE**KITCHEN DINER**NO CHAIN**GENEROUS PLOT**DECEPTIVELY SPACIOUS**PERFECT FIRST TIME BUY OR INVESTMENT**VIEWING ESSENTIAL****

Welcome to this charming three-bedroom terraced house located on Holden Crescent in Walsall, a popular area known for its convenient access to local amenities. This property is perfect for families or anyone seeking a comfortable home in a vibrant community.

As you approach the house, you will notice the generous block-paved frontage, which adds to the property's appeal. The canopied entrance leads you into a welcoming hallway, setting the tone for the rest of the home. The ground floor features a spacious lounge, ideal for relaxation and entertaining, as well as a well-appointed kitchen diner that provides ample space for family meals and gatherings. Additionally, there is a guest WC for added convenience.

Moving to the first floor, you will find three generously sized bedrooms, each offering a comfortable retreat for rest and relaxation. The family bathroom is also located on this level, providing essential facilities for the household.

The rear garden is a delightful space, primarily laid to lawn, making it perfect for children to play or for hosting summer barbecues. The paved patio area offers a lovely spot for outdoor dining or simply

Key Features

- THREE BEDROOM TERRACE
- PERFECT FIRST TIME BUY
- DECEPTIVELY SPACIOUS
- KITCHEN DINER
- VIEWING ESSENTIAL
- BLOCK PAVED FRONT
- POPULAR LOCATION
- NO ONWARD CHAIN
- FITTED BATHROOM
- CALL WEBBS TO SECURE YOUR VIEWING ON 01922 663399

Rooms and Dimensions

Entrance Hall

Lounge

14'8" x 12'0" (4.493m x 3.660m)

Kitchen Diner

14'9" x 7'5" (4.507m x 2.284m)

Guest WC

4'7" x 2'11" (1.411m x 0.914m)

First Floor Landing

Bedroom One

12'10" x 12'11" (3.923m x 3.942m)

Bedroom Two

12'7" x 8'7" (3.859m x 2.618m)

Bedroom Three

9'2" x 7'8" (2.805m x 2.346m)

Family Bathroom

8'9" x 7'2" (2.676m x 2.199m)

Identification Checks B





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-125 kWh/m ² /year A	100-125 kWh/m ² /year A	100-125 g/m ² /year A	100-125 g/m ² /year A
125-150 kWh/m ² /year B	125-150 kWh/m ² /year B	125-150 g/m ² /year B	125-150 g/m ² /year B
150-175 kWh/m ² /year C	150-175 kWh/m ² /year C	150-175 g/m ² /year C	150-175 g/m ² /year C
175-200 kWh/m ² /year D	175-200 kWh/m ² /year D	175-200 g/m ² /year D	175-200 g/m ² /year D
200-225 kWh/m ² /year E	200-225 kWh/m ² /year E	200-225 g/m ² /year E	200-225 g/m ² /year E
225-250 kWh/m ² /year F	225-250 kWh/m ² /year F	225-250 g/m ² /year F	225-250 g/m ² /year F
250-300 kWh/m ² /year G	250-300 kWh/m ² /year G	250-300 g/m ² /year G	250-300 g/m ² /year G

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